

**TO LET**  
**INDUSTRIAL/TRADE COUNTER**

**UNIT 4**

CATALYST TRADE PARK

- 514 SQ M (5,533 SQ FT)
- DESIRABLE BUSINESS LOCATION
- MODERN INDUSTRIAL UNIT
- AVAILABLE Q2 2018



UNIT 4, CATALYST TRADE PARK,  
BANKHEAD DRIVE, SIGHTHILL,  
EDINBURGH, EH11 4EJ



## LOCATION

The premises occupy a high profile position within Sighthill Industrial Estate and are directly adjacent to the A71 (Calder Road) one of the main arterial routes into Edinburgh city centre. The estate benefits from excellent transport links with access from the A71 which in turn connects to the City of Edinburgh Bypass, the M8 and Scotland's motorway network.

Immediate surrounding occupiers of the premises include Topps Tiles, Direct Flooring, Stevenswood, Twisters and Capital Hair and Beauty.

## DESCRIPTION

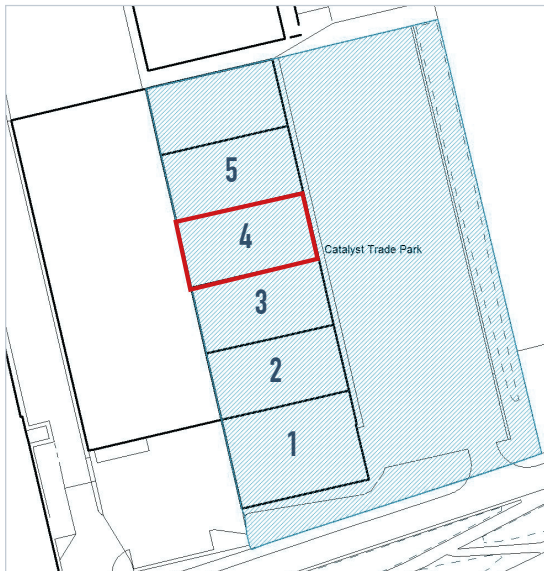
The subject comprises a modern industrial unit of steel portal frame construction under a pitched steel clad roof.

Internally the unit benefits from a minimum eaves height of c.6m with office accommodation and WC facilities.

Externally the unit benefits from a commercial door, separate pedestrian access and ample staff and visitor car parking.

## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the gross internal area to be 514 sqm (5,533 sq ft). In addition the premises benefit from designated car parking.



## TERMS

The premises is available on a new Full Repairing and Insuring lease for a term to be agreed. Further information is available from the joint letting agents.

## SERVICE CHARGE

There is a small service charge for the maintenance of the common areas.

Further details available on request.

## BUSINESS RATES

We have been advised by the local Assessor the property currently has a Rateable Value of £37,400 with rates payable (2017/2018) of approximately £17,429 per annum.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available upon request.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint letting agents:

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**Finlay Miller**

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